

Chapter 21A.12
DEVELOPMENT STANDARDS - DENSITY AND DIMENSIONS

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NOTE: Sections amended are noted in brackets following the title. "SAO" means proposed amendments to the Sensitive Areas Ordinance (KCC 21A.24) pending at council (Proposed Ordinance 1999-0353)

1 SECTION 1. Ordinance 10870, Section 342, as amended, and K.C.C. 21A.12.050 are
2 each hereby amended to read as follows: [SAO Section 78]

3 **Measurement methods.** The following provisions shall be used to determine
4 compliance with this title:

5 A. Street setbacks shall be measured from the existing edge of a street right-of-way or
6 temporary turnaround, except as provided by K.C.C. 21A.12.150;

7 B. Lot widths shall be measured by scaling a circle of the applicable diameter within the
8 boundaries of the lot, provided that an access easement shall not be included within the circle;

9 C. Building height shall be measured from the average finished grade to the highest point
10 of the roof. The average finished grade shall be determined by first delineating the smallest
11 square or rectangle which can enclose the building and then averaging the elevations taken at the
12 midpoint of each side of the square or rectangle, provided that the measured elevations do not
13 include berms;

14 D. Lot area shall be the total horizontal land area contained within the boundaries of a
15 lot; and

16 E. Impervious surface calculations shall not include areas of turf, landscaping, natural
17 vegetation((;)) or ((~~surface water~~)) flow control or water quality treatment facilities.